STAFF REPORT

UDO 2015-06-07 Sketch Plan Mill Run - Common Open Space Major Subdivision

PROJECT INFORMATION

File Reference: UDO 2015-06-07

Project Name; Mill Run

PIN: 01-7090-00-07-6888

01-7090-00-17-0117

Applicant: Harbinger Land &

Timber, LLC &

Assorted

Development Corp –

Gary Dunstan

Address: P.O. Box 4

Harbinger NC 27941

Phone: (252) 202-1100

Email:

Agent for Applicant: Bissell Professional Group

Mark Bissell

Address: 3512 N. Croatan Hwy

Phone: (252) 261-1760

Email:

Current Owner of Record: Same as applicant

Meeting Dates:

7/15/2015 Planning Board – Recommended

Approval on a 7-0 vote with recommendations from staff

9/8/2015 – **Board of Commissioners approved** with the recommendations from

Planning Board

Application Received: 6/8/15

By: David Parks, Permit Officer

Application Fee paid: \$6,750 Check #2040

Completeness of Application: Application is

generally complete

Documents received upon filing of application or otherwise included:

A. Land Use Application

B. Sketch Plan

C. Development Impact Statement

D. Perc Tests (4) from Albemarle Regional

Health Services

PROJECT LOCATION:

Street Address: Property fronted by Sandy Lane, Keeter Barn and Sharon Church Roads

Location Description: South Mills Township

Vicinity Map:



REQUEST: Sketch Plan Mill Run Common Open Space Major Subdivision – 45 lots (smallest proposed lot size 22,880 sf or approximately .5 acres) **Article 151.290 of the Code of Ordinances**.

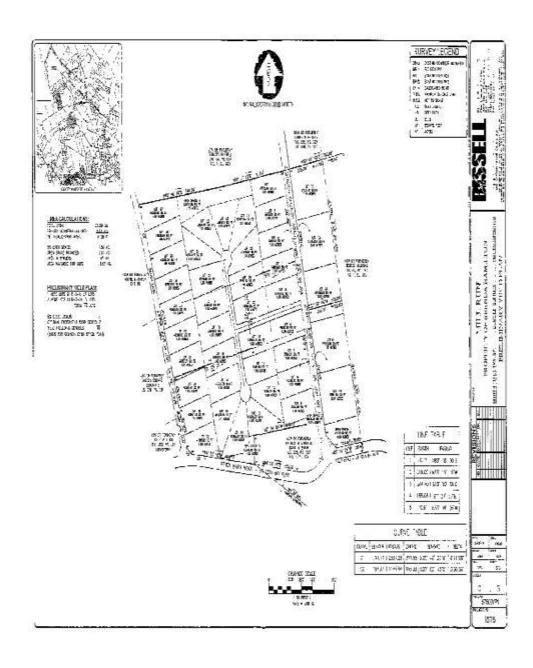
AREA CALCULATIONS:

Net Development Area: 51.28 ac. 5% Open Space: 2.56 ac. Open Space provided: 3.04 ac Area in streets: 1.67 ac

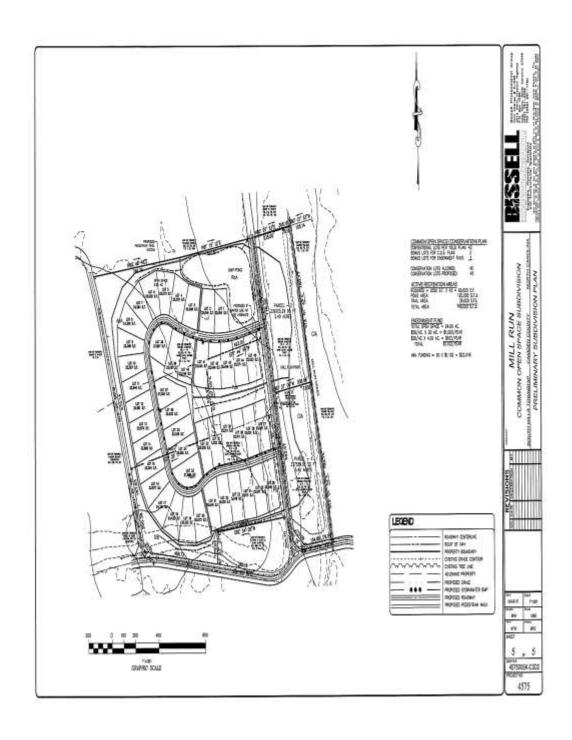
Area available for lots: 46.57 ac.

PRELIMINARY YIELD PLAN

1 Acre lots in R3-1:	37 lots
2 Acre lots in R3-2:	5 lots
5% C.O.S. bonus:	2 lots
Optional Endowment Fund Bonus:	2 lots
Yield includeing Bonuses:	46 lots



PROPOSED COMMON OPEN SPACE PLAN



SITE DATA

Lot size: Two lots approximately 54 acres total.

Flood Zone: Zone X (Located outside the 100 & 500 year flood)

Zoning District(s): Basic Residential (R3-1 & R3-2 (wooded areas))

Adjacent property uses: Predominantly agriculture with some residential.

Streets: Shall be dedicated to public under control of NCDOT.

Street name: Mill Run Loop

Open Space: 23.69 acres

Landscaping: Landscaping Plan required at Preliminary plat.

Buffering: Per Article 151.232 (N), a 50' landscaped vegetative buffer required along

all property lines that abut non-residential uses.

Recreational Land: Per Article 151.294 (B)(4) A minimum of 2,000 square feet of open

space per dwelling must be designated and improved for active recreation. 45 lots X 2,000 = 95,000 sf or 2.1 acres. Per Article 151.232 (I) (3) Recreational Land: The developer shall at the County's option make a payment to the county of the amount of money equal to the value of the

2.1 acres as it would be appraised following its subdivision.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Mill Run Ditch.

Distance & description of nearest outfall: Mill Run Ditch is located to the east of the wooded portion of the property and will probably be utilized as the outfall.

TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS

- 1. **South Mills Water**. Has adequate water to supply development.
- 2. **Albemarle Regional Health Department**. Perc test completed on 4 lots (10% of lots required to be perc tested). Detailed Site Plans required at building permit due to the size of lots.
- 3. South Mills Fire Department. No response.
- 4. Pasquotank EMS (Central Communications). Approved subdivision and road name.
- 5. Sheriff's Office. Approved
- 6. **South Mills Post Office** Community Mail boxes required at entrance.
- 7. Superintendent/Transportation Director of Schools. Covered bus shelters required.
- 8. Camden Soil & Water Conservationist. Approved
- 9. **NCDOT**. Reviewed no comments at this time.
- 10. Parks & Recreation. Request fee in lieu of required recreational land/improvements.

PLANS CONSISTENCY	\mathbf{Y}
CAMA Land Use Plan I Consistent ⊠	Policies & Objectives: Inconsistent □
2035 Comprehensive Pla	<u>an</u>
Consistent ⊠	Inconsistent □
Property zoned R3-1 (farm	mland) is consistent as area is designated as Rural Residential.
PLANS CONSISTENCY	Y – cont.
Comprehensive Transpo	ortation Plan
Consistent ⊠	Inconsistent □
Property abuts Sandy Lan	ne (SR 1227) (unpaved), Keeter Barn (SR 1226) and Sharon Church (SR 1231)

FINDINGS REGARDING ADDITIONAL REQUIREMENTS: Endangering the public health and safety? Yes No \boxtimes Application does not appear to endanger public health and safety. Yes No \boxtimes Injure the value of adjoining or abutting property. Application does not appear to injure the value of adjoining or abutting property. **EXCEED PUBLIC FACILITIES: Schools:** Proposed development will generate Yes \boxtimes No 20 students (.44 per household X 45 households). High School over capacity: 2014/2015 capacity: 570 Enrollment: 628 Yes No Fire and rescue: No response

PLANNING BOARD RECOMMENDATION:

 \boxtimes

Yes

No

Planning Board recommended approval of Sketch Plan Mill Run Major Subdivision with the following recommendations:

Law Enforcement:

- Reflect the 55' Army Corp drainage easement along western side of Mill Run Ditch.
- Per Parks & Recreation recommend BOC require the fee in lieu of the recreational requirements (Camden County Code Article 151.232 (I) addresses options).
- Recommend the increase the Site Triangle at intersection of Lilly and Sharon Church Roads.
- Adhere to all technical review staff comments.